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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

ROBERT SHANE DUNAWAY
803 STONERIDGE DRIVE
HELENA, AL. 35080

Inst # 2002-16611

04/10/2002-16611

08:15 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MSB 46.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY ONE THOUSAND and 00/100 (\$161,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES A. GARRETT and C. SHERILYN GARRETT, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto ROBERT SHANE DUNAWAY AND MELISSA SHAY DUNAWAY, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 374, ACCORDING TO THE FIEDLSTONE PARK, THIRD SECTOR, PHASE II, AS RECORDED IN MAP BOOK 20, PAGE 35 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. BUILDING SETBACK LINE OF 30 FEET RESERVED FROM STONERIDGE DRIVE AS SHOWN BY PLAT.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO. 1995-27360 IN THE PROBATE OFFICE.
4. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL AS SHOWN BY INSTRUMENT(S) RECORDED IN INST. NO. 1992-26835 IN THE PROBATE OFFICE.
5. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AND SOUTHERN BELL TELEPHONE & TELEGRAPH CO. AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED BOOK 251 PAGE 158 IN THE PROBATE OFFICE.

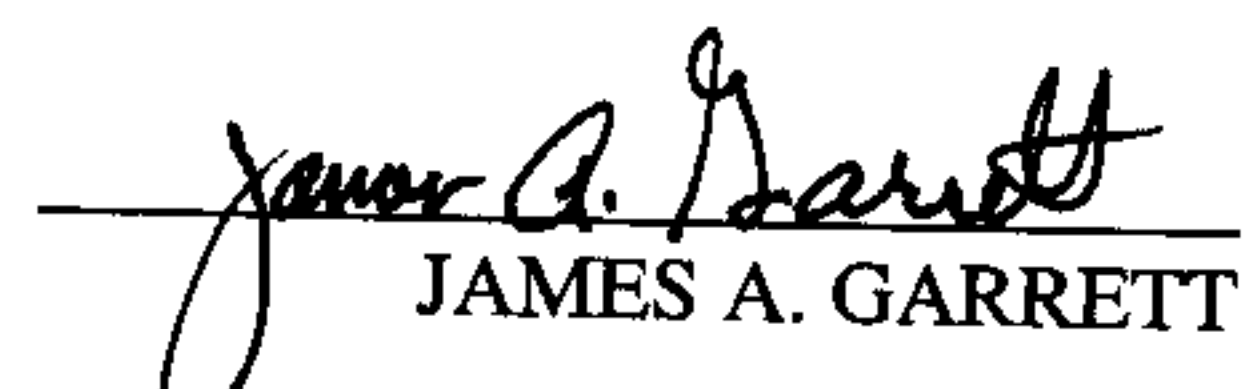
6. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN INST. NO. 1994-28070 IN THE PROBATE OFFICE.
7. RELEASE(S) OF DAMAGES AS SET OUT INSTRUMENT(S) RECORDED IN INST. NO. 1994-28070 IN THE PROBATE OFFICE.
8. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 20 PAGE 35 A & B IN THE PROBATE OFFICE.

\$128,800.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JAMES A. GARRETT and C. SHERILYN GARRETT, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of March, 2002.


JAMES A. GARRETT

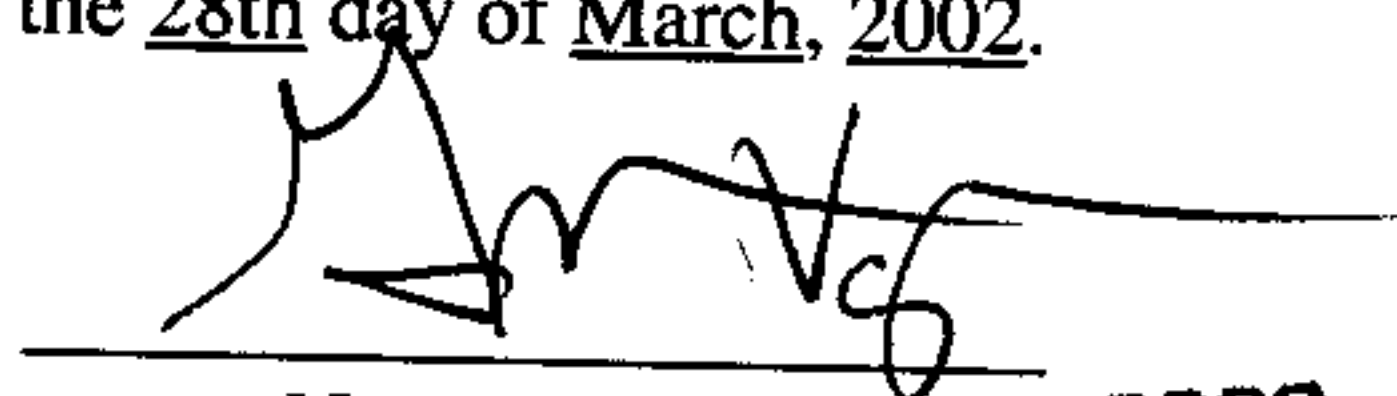

C. SHERILYN GARRETT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES A. GARRETT and C. SHERILYN GARRETT, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of March, 2002.



Notary Public # 2002 16611

My commission expires: 9.29.02

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